



**TOWN OF FISHKILL**  
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**PLANNING BOARD MEETING AGENDA FOR JULY 27, 2006**

The Planning Board Meeting will be held on Thursday, July 27, 2006 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

**MEETING MINUTES:**

Board to review and adopt the July 13, 2006 Planning Board Meeting Minutes.

**NEW SUBMITTAL:**

1. **A & L Service - Amended Site Development Plan** - Applicant seeks approval to amend the existing site development plan approval to install a 1,000 gallon propane tank for retail purposes. The parcel for this proposal is located at 1562 Route 52, in the GB (General Business) Zoning District and consists of .40 ± acres. Refer application to the Town Engineer, Town Municipal Development Director, Town Planning Consultant, Town Building Inspector, NYS Department of Transportation and the Rombout Fire District.

**PUBLIC HEARING:**

1. At 7:30 p.m. or as soon thereafter as possible - **34 Sunnyside Road - Subdivision** - Applicant is seeking Preliminary Approval to subdivide a parcel totaling 846.7 acres into two (2) lots. Lot 1 will consist of 4.1 acres, contains existing residence and shall be sold and Lot 2 will consist of 842.6 acres. The parcel for this proposal is located at 34 Sunnyside Road in the R-4A and R-40 Zoning District.

**REVIEWS:**

1. **Waterfront @ Fishkill Phase 5 - Overlook Pointe Townhouses - Site Development Plan** - continuation of project review.
2. **34 Sunnyside Road - Subdivision** - continuation of project review.

**REVIEWS:** (continued)

3. **Thalle Industries** – Applicant seeking area variance relief from Town Code provision for abutting district setback requirements, reducing the minimum side yard setback requirements from 50 feet to 25 feet. Thalle Industries is located in the PI (Planned Industry) Zoning District and abuts GB (General Business) and R4-A Zoning Districts. The schedule of Regulations for Non-Residential Districts, Table III, Note (c) reads “Where a lot line abuts land in a residential district, the most restrictive setback requirements of either district govern”.
4. **Hasbrouck Place -Site Development Plan** - continuation of project review.
5. **The Crest at Fishkill - Site Development Plan** - Board to review revised location of temporary construction trailer.

**SIGNAGE:**

**The Crest at Fishkill** - Board to review proposed monument signage.